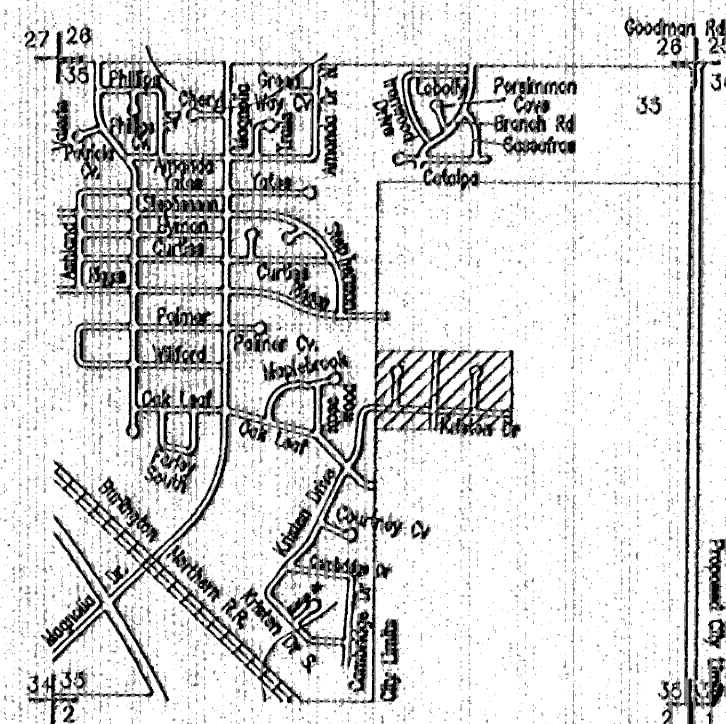


RESTRICTIVE COVENANTS FOR MAGNOLIA WOODS SECTION "A"

3. ALL LOTS IN THE SUBDIVISION SHALL BE FOR RESIDENTIAL USE ONLY AND NO LOTS SHALL BE RESUBDIVIDED INTO SMALLER LOTS.
2. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED, OR PERMITTED TO REMAIN ON ANY LOT OTHER THAN A SINGLE FAMILY DWELLING UNLESS APPROVED BY THE DEVELOPER OR THE ARCHITECTURAL CONTROL COMMITTEE.
3. NO FENCE, EITHER TEMPORARY OR PERMANENT, SHALL BE PLACED ON ANY LOT WHICH WILL BE CLOSER TO THE STREET THAN THE FRONT MINIMUM BUILDING LINE. NO ELECTRIC FENCES OR BARBED WIRE FENCES WILL BE PERMITTED IN THE SUBDIVISION.
4. NO TRAILERS, BASEMENTS, TENTS, SHACKS, GARAGES, BARNs, OR ANY OUTBUILDINGS ERECTED IN THE SUBDIVISION SHALL AT ANY TIME BE USED AS A RESIDENCE, EITHER TEMPORARILY OR PERMANENTLY. NO NOXIOUS OR OFFENSIVE TRADE OR ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. NO CARS OR TRUCKS WILL BE ALLOWED TO REMAIN IN THE SUBDIVISION AREA WITHOUT THE PROPER CITY STICKERS AND DESOTO COUNTY LICENSE TAGS.
5. NO SIGNS SHALL BE PERMITTED IN THE SUBDIVISION LARGER THAN FIVE SQUARE FEET IN AREA.
6. THE TOTAL MINIMUM HEATED AREA OF ANY RESIDENCE IN THE SUBDIVISION, EXCLUSIVE OF OPEN PORCHES, OR CAR PORTS SHALL BE 1100 SQUARE FT. THIS SHALL APPLY TO ONE AND TWO STORY DWELLINGS IN THE SUBDIVISION.
7. ALL CONSTRUCTION ON THE LOTS IN THE SUBDIVISION MUST BE APPROVED BY THE DEVELOPER OR AN ARCHITECTURAL CONTROL COMMITTEE WHICH WILL BE SET UP AT SUCH TIME AS THE DEVELOPER DECIDES TO. APPROVAL FOR THE CONSTRUCTION MUST BE OBTAINED FROM THE DEVELOPER OR ARCHITECTURAL CONTROL COMMITTEE BEFORE ANY CONSTRUCTION CAN BEGIN.
8. NO ANIMALS, LIVESTOCK OR POULTRY OF ANY KIND SHALL BE RAISED, BRED, OR KEPT ON ANY LOT EXCEPT THAT DOGS, CATS, AND OTHER SMALL TYPE PETS MAY BE KEPT, PROVIDED THAT THEY ARE NOT KEPT, BRED, OR MAINTAINED FOR COMMERCIAL PURPOSE. A PROPER PEN, AND OR SHELTER SHALL BE PROVIDED FOR SUCH ANIMALS AND THESE ANIMALS WILL NOT BE ALLOWED TO RUN "LOOSE" IN THE SUBDIVISION.
9. ALL BUILDINGS IN THE SUBDIVISION SHALL BE REQUIRED TO MEET THE MINIMUM BUILDING CODE OF THE CITY OF OLIVE BRANCH. ALL CONSTRUCTION SHALL BE REQUIRED TO BE COMPLETED WITHIN 12 MONTHS FROM THE DATE OF THE BEGINNING OF THE CONSTRUCTION.
10. A HOMEOWNERS ASSOCIATION WILL BE SETUP AT SUCH TIME AS THE DEVELOPER OWNS LESS THAN SEVENTY FIVE PERCENT OF THE LOTS IN THE SUBDIVISION. THE ASSOCIATION WILL CONTROL, OWN AND MAINTAIN THE OPEN SPACE FOR THE SUBDIVISION. ALL GUIDELINES WILL BE SET FORTH BY THE DEVELOPER AND THE LOT OWNERS AT THIS TIME.



LOCATION MAP

J.F. Lauderdale L.S.P.E.
9123 Pigeon Roost
Olive Branch, MS 38654
Phone: (601) 895-0422

OWNERS CERTIFICATE

WE, JOHN A. REEVES, PRES. REEVES WILLIAMS, INC.
THE OWNERS OR MORTGAGE HOLDERS OF THE SUBDIVISION HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION
AND DEDICATE THE RIGHT OF WAYS FOR THE STREETS AS SHOWN ON THE PLAT TO THE PUBLIC USE AND TO THE COUNTY
OF DeSOTO. WE ALSO RESERVE THE UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PUBLIC UTILITIES.
WE CERTIFY THAT WE ARE THE OWNERS OR MORTGAGE HOLDERS OF THE PROPERTY AND THAT NO TAXES ARE DUE
AND PAYABLE ON THE PROPERTY. THIS THE 11 DAY OF OCT. 1996.

Jon A. Reeves, Pres. Reeves Williams, Inc.
Jon A. Reeves, Pres. Reeves Williams Inc.

STATE OF MISSISSIPPI, COUNTY OF DeSOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY AFORESAID
Jon A. Reeves AS President OF Reeves-Wilgans, Inc WHO ACKNOWLEDGED THAT FOR AND ON
 BEHALF OF SAID CORPORATION, AS President HE SIGNED SAID AND DELIVERED SAID INSTRUMENT, AS ITS
 FREE ACT AND DEED, HE FIRST BEING DULY QUALIFIED AND ACKNOWLEDGED SO TO DO. GIVEN UNDER MY HAND AND
 OFFICIAL SEAL THIS THE 11th DAY OF Dec, 1996

Dianne J. Rose
NOTARY PUBLIC

8-23-99
MY COMMISSION EXPIRES

STATE OF MISSISSIPPI, COUNTY OF DE SOTO

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, IN AND FOR THE STATE AND COUNTY AFORESAID
AS OF WHO ACKNOWLEDGED THAT FOR AND ON
BEHALF OF SAID CORPORATION, AS HE SIGNED SEALED AND DELIVERED SAID INSTRUMENT AS ITS
FREE ACT AND DEED, HE FIRST BEING DULY QUALIFIED AND ACKNOWLEDGED SO TO DO. GIVEN UNDER MY HAND AND
OFFICIAL SEAL THIS THE DAY OF 199

NOTARY PUBLIC

MY COMMISSION EXPIRES

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY WITHIN THE SUBDIVISION AND THAT THIS PLAN REPRESENTS THE SURVEY.

APPROVED BY THE DESOTO COUNTY PLANNING COMMISSION ON THE 30TH DAY OF MAY 1996

SECRETARY

JOSEPH F. LAUDERDALE, S.P.E.

MAY 1996

APPROVED BY THE DESOTO COUNTY BOARD OF SUPERVISORS ON THE 5TH DAY OF JUNE, 1996

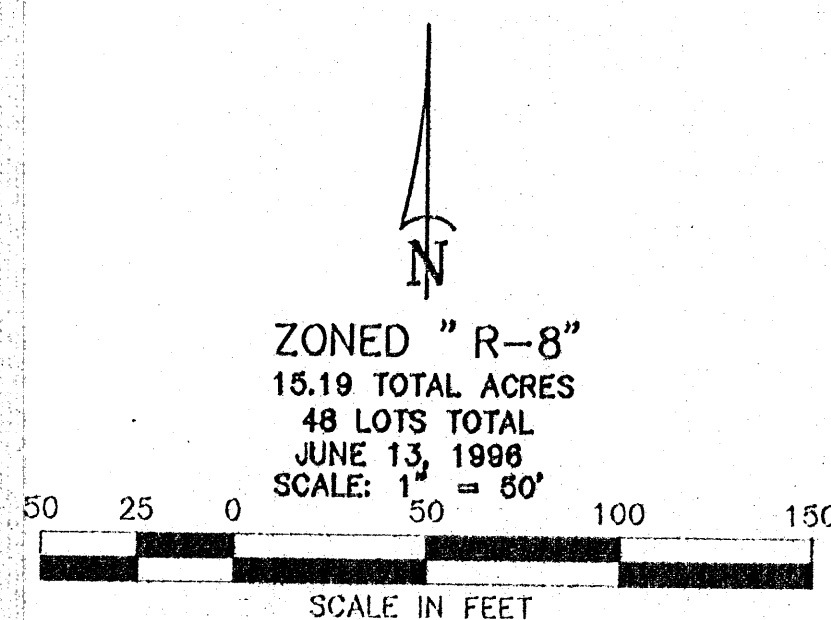
Ernest O. Hatch
PRESIDENT

W. E. Davis Chancery Clerk
CHANCERY CLERK in 3 Newland St

STATE OF MISSISSIPPI, COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 3:00 O'CLOCK P.M. ON THE 18 DAY OF July, 1996, AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK 55 ON PAGE 24-25

W. E. Davis, Chancery Clerk
CHANCERY COURT CLERK
by B Cleveland &c



MAGNOLIA WOODS Section "A"
SECTION 35, TOWNSHIP 1 SOUTH, RANGE 6 WEST.
DeSOTO COUNTY, MISSISSIPPI.

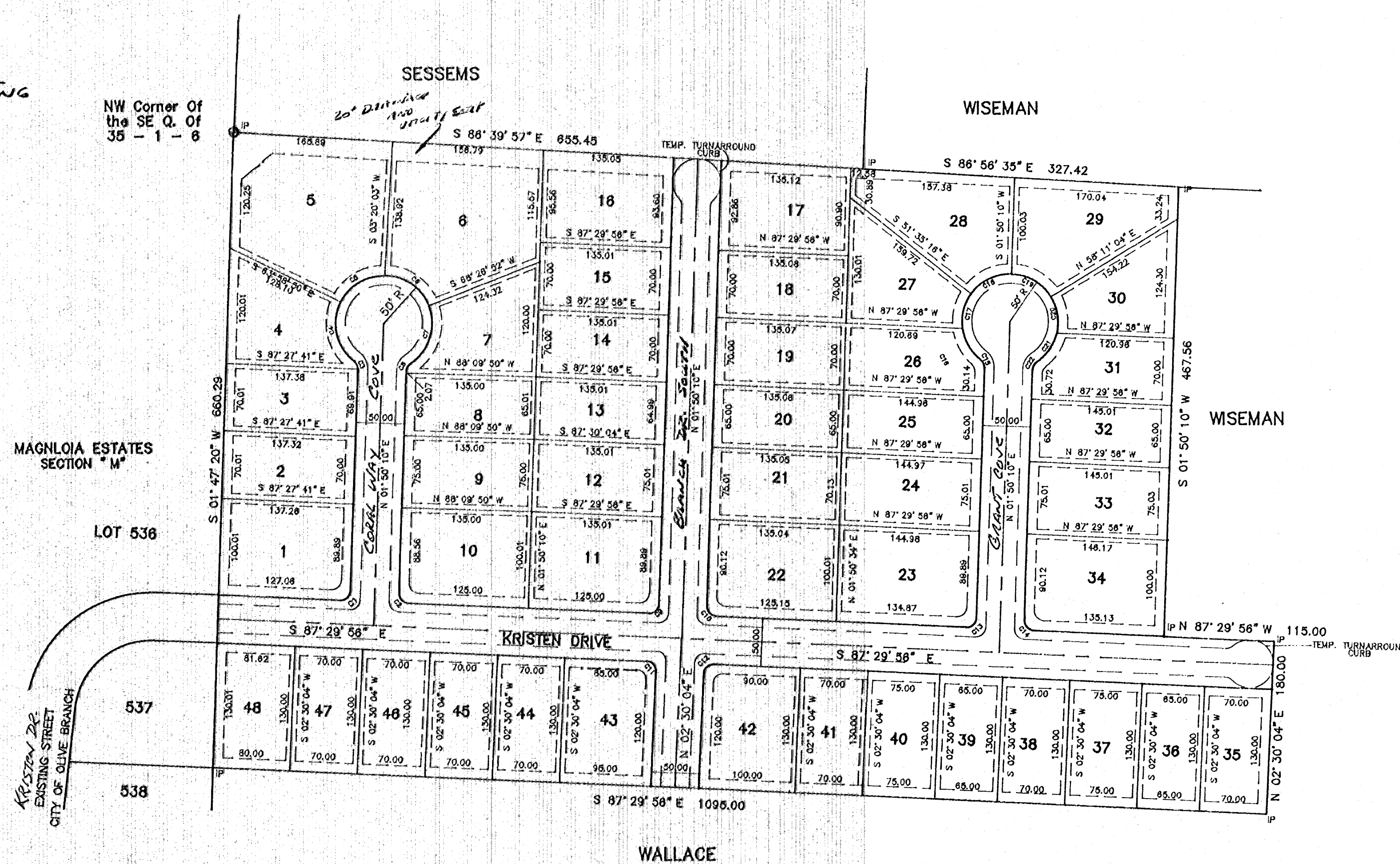


SCALE: 1" = 100'

DECEMBER 29, 1995
REVISED: MARCH 12, 1996

15.22 ACRES
48 LOTS

R-8-Zoning



CURVE	DELTA	RADIUS	ARC
1	90° 39' 54"	10	15.82
2	89° 20' 06"	10	15.59
3	54° 18' 53"	10	9.48
4	78° 29' 52"	50	68.50
5	65° 23' 59"	50	57.07
6	67° 01' 44"	50	58.49
7	77° 42' 10"	50	67.81
8	65° 59' 35"	10	11.52
9	90° 39' 54"	10	15.82
10	89° 20' 06"	10	15.59
11	90° 00' 00"	10	15.71
12	90° 00' 00"	10	15.71
13	90° 39' 54"	10	15.82
14	89° 20' 06"	10	15.59
15	54° 18' 53"	10	9.48
16	44° 25' 38"	50	38.77
17	43° 27' 30"	50	37.92
18	58° 33' 31"	50	49.15
19	58° 30' 35"	50	49.31
20	44° 52' 08"	50	39.18
21	43° 05' 50"	50	37.61
22	54° 10' 53"	10	9.48

J.F. Lauderdale L.S.P.E.
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10' UTILITY EASEMENTS ON FRONT AND REAR LOT LINES
5' UTILITY EASEMENTS ON SIDES OF LOTS
35' MINIMUM BUILDING LINE FROM CURB
5' MINIMUM SIDE YARD SETBACK

MAGNOLIA WOODS
Section "A"

SECTION 35, TOWNSHIP 1 SOUTH, RANGE 6 WEST
DeSOTO COUNTY, MISSISSIPPI.